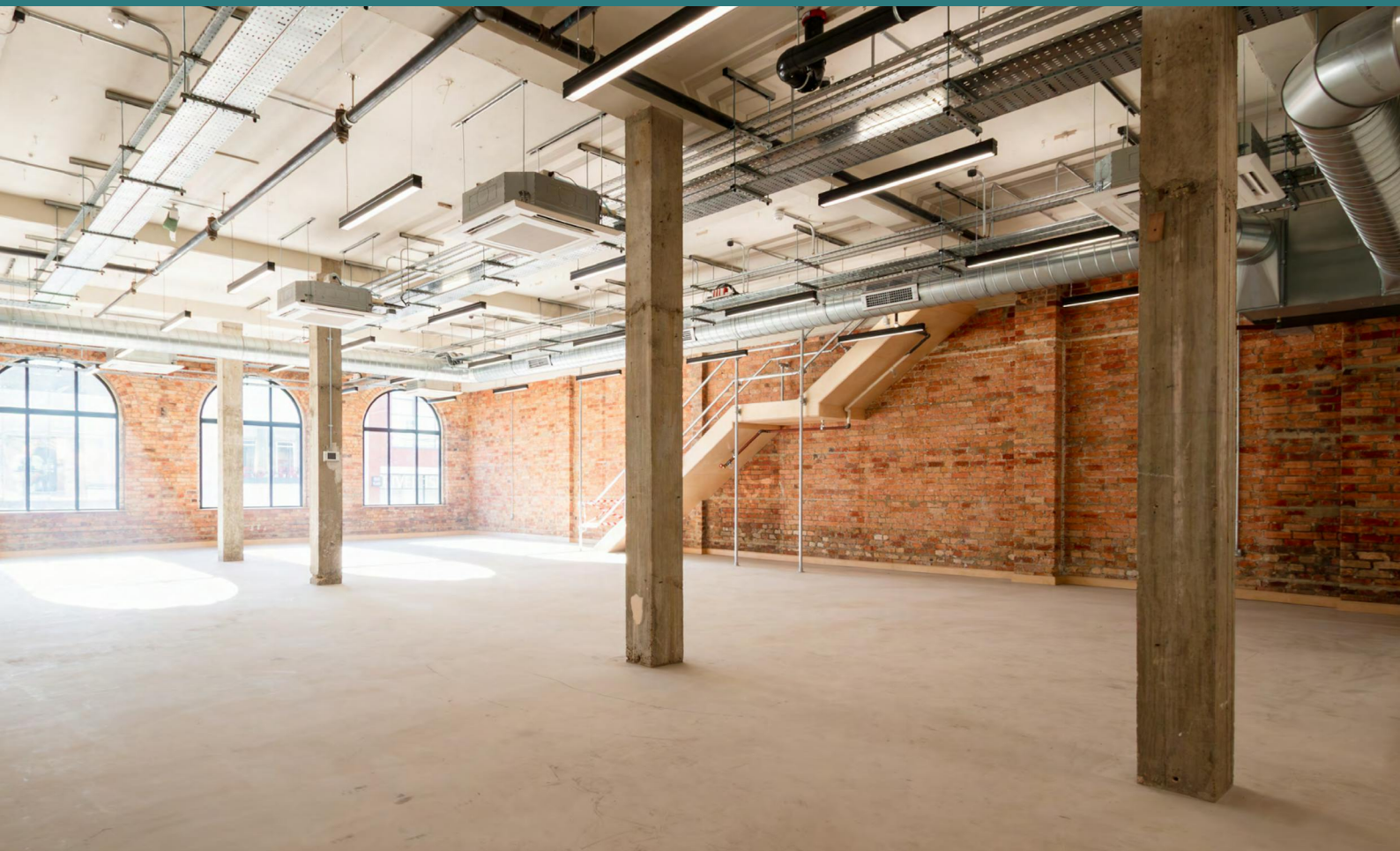




## The Tower, The Avenue Centre

Avenue Road, Bournemouth, BH2 5RP

**Up to 8,202 sq ft of recently refurbished office space in central Bournemouth with roof terrace**

**2,949 to 8,202 sq ft**  
(273.97 to 761.99 sq m)

- Extensive roof terrace with views of Bournemouth
- Recently refurbished
- Exposed ceilings
- Modern lighting
- Air conditioning
- Shower facilities
- Prominent central Bournemouth location

# The Tower, The Avenue Centre, Avenue Road, Bournemouth, BH2 5RP

## Description

The refurbished accommodation is at first, second & third floors and extends to approximately 8,202 sq ft in total. Each suite is predominantly open plan with exposed ceilings, modern lighting, air conditioning, lift access. Furnished options are available. There are male, female and disabled cloakrooms accompanied with separate shower facilities.

The third floor tower has access to the extensive roof terrace with views over Bournemouth.

## Location

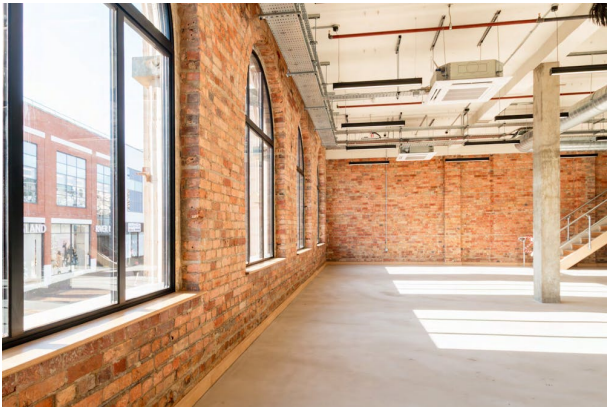
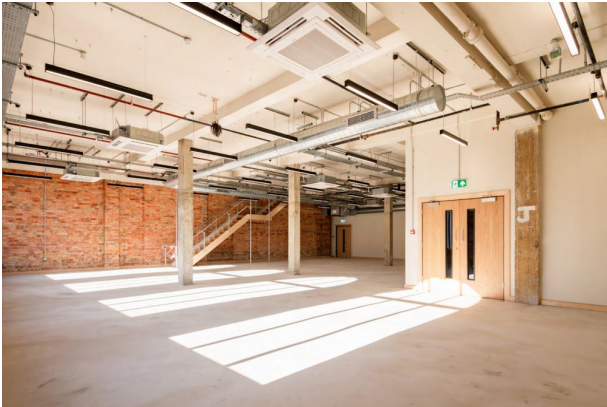
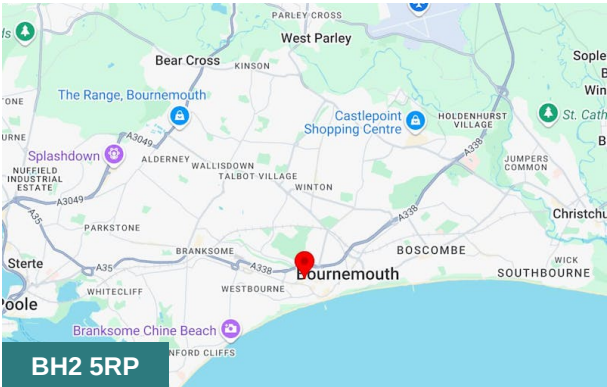
Situated on Commercial Road, approximately 50m from Bournemouth Gardens and benefits from it's prime location in the heart of Bournemouth's Town Centre, with close connections to bus stops, electric scooter hubs and direct access to Bournemouth Airport, 13 minute drive away. Bournemouth train station (South Western Rail) is under 1 mile away.

The building is located in close proximity to the central and lower gardens, with amenities such as gym's, cafe's as well as The Avenue shopping centre providing a variety of options and comfort to future tenants.

## Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m   | Availability |
|----------|-------|--------|--------------|
| Unit - A | 2,949 | 273.97 | Available    |
| Unit - B | 5,253 | 488.02 | Available    |
| Total    | 8,202 | 761.99 |              |



## Summary

|                |                             |
|----------------|-----------------------------|
| Available Size | 2,949 to 8,202 sq ft        |
| Rent           | Rent on application         |
| Business Rates | To be assessed              |
| Service Charge | £4.15 per sq ft<br>Estimate |
| EPC Rating     | Upon enquiry                |

## Viewing & Further Information



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